

FLORIDA
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Sales Launch For 22-Story Alba Palm Beach At 4714 N. Flagler Drive In West Palm Beach



Sales have officially launched for **Alba Palm Beach**, a 22-story waterfront residential condominium tower located at **4714 North Flagler Drive**, directly along the **Intracoastal Waterway** in **West Palm Beach**. Designed by **Spina O'Rourke + Partners** with **Schmidt Nichols** as the landscape architect, and developed by **BGI Companies** along with **Blue Road Group**, the development is a collection of 55 luxury residences with two- and three-bedroom units, and four two- and three-story townhomes with four bedrooms, offering residents a variety of desirable amenities including an entire 25,500-square-foot, sixth-floor amenity level with sunrise and sunset swimming pools, as well as on-site private docks with boat slips exclusively for owners. In pre-sales, Alba Palm Beach received a strong response with more than 30 percent of the building reserved.

Alba Palm Beach will rise on 1.71-acres along the Eastern frontage of North Flagler Drive, aligned between 46th and 47th Streets to the West, and bound by the Intracoastal Waterway on the East. The development's prime location on the West bank of the Intracoastal Waterway is just moments from beaches, Worth Avenue, Atlantic Ocean boating, as well as a host of upscale culinary spots, designer shopping, art galleries, museums and theatrical performances. Osprey Park is just steps away to the North, and the Palm Beach Sailing Club is a few doors down to the South. Scuba Club WPB LLC, an entity affiliated with BGI Companies led by Kenneth A. Baboun, purchased the vacant development sites for the project back in November 2020 from Primecore Flagler OZB LLC for \$5.8 million.



Alba Palm Beach during golden hour. Courtesy of BGI Companies.

The development's design is depicted in the renderings as a free-form multistory podium with design accents that blend into the landscape, and a residential tower rising directly from the center finished with smooth stucco and glass. The structure features rounded corners on all elevations, which helps in breaking up the massing of the building, and as is well-positioned to provide residents with unobstructed sunrise, sunset, and water views. There are a limited number of residences per floor, with private elevators and vestibules offering privacy and seclusion.

“As our first foray into residential development in the Palm Beaches, we are excited to officially launch sales with a more accessible luxury product in the Northwood area as the neighborhood continues to thrive and grow,” said Kenneth Baboun, principal developer. “With a sought-after location, Alba Palm Beach will introduce a limited-edition waterfront lifestyle that celebrates high-quality workmanship, elevated amenities, and effortless coastal living – all of which are in demand yet hard to come by in today’s market.”



Arrival area at Alba Palm Beach. Courtesy of BGI Companies.



Amenity terrace facing the Intracoastal Waterway. Courtesy of BGI Companies.

“West Palm Beach has experienced a material transformation and growth in the last few years. The influx of buyers and capital in the area seeking a luxury destination coupled with offering of high caliber products in West Palm Beach has presented tremendous opportunity,” said Jay Phillip Parker, CEO of Douglas Elliman’s Florida Region and President of Douglas Elliman Development Marketing. “With Alba Palm Beach, we are setting a new standard in the neighborhood, offering a waterfront lifestyle with Intracoastal access that cannot be replicated. Our team is proud to present buyers with a development that offers an exceptional value at a premier address.”

Every residence features spacious layouts with oversized glass-framed terraces with summer kitchens and panoramic views. Floor-to-ceiling hurricane impact windows and sliding doors are installed on all terraces. Additional highlights include Italian-designed kitchens by Italkraft, stainless steel appliances by SubZero® and Wolf®, spa-like baths with designer fixtures and finishes and wiring for high-speed data, media connectivity and smart-home technology. The limited collection of four townhome residences each have their own unique two- or three-story designs.

The tower’s entire sixth floor is dedicated to amenities, including a sunrise pool overlooking the Intracoastal, a sunset pool for the warm afternoon sun, as well as dedicated grill and lounge areas. The on-property state-of-the-art fitness studio includes cardio, resistance training, and yoga. There will also be virtual conference spaces, theater, and multi-sport simulator rooms. The development also offers a covered Porte Cochere entry, valet parking, and access to covered parking with electric vehicle charging stations. There will also be a private dock with boat slips reserved for residents only

Douglas Elliman Development Marketing is handling the exclusive sales and marketing for the project. Anticipated delivery 2025. Introductory pricing start from \$2.5 million; pricing and availability are subject to change without notice.

Suffolk Construction is the general contractor.